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Property development in the countryside

"In the storm centre of agricultural policy and rural development"

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Property development in the countryside



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What is this about?

Property changes
ore land transfer

(=subdivision of land
from one holding
and joining the piece
of land to another
holding)

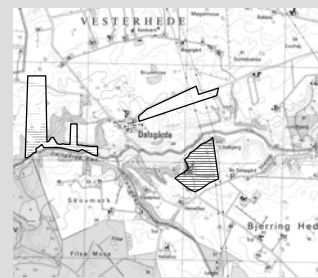
in the agricultural
landscape



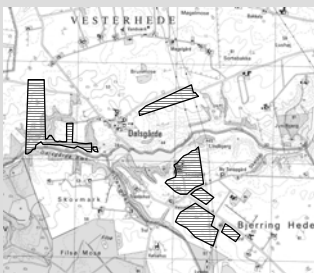
1992



1995



1998



Drivers around "landtransfer" in the countryside



Landscape – a historical mirror of societal demand – in property development

Time-period	Special focus on property development in the countryside	Area of Politics
1900-1920	Creating new farm holdings to small farmers.	Policy for Labour-market and social affairs.
1920-1940	More small farms and Husmandssteder, special along national boarder	Nationalpolicy and Employment policy
1940-1960	Restrictions on changing the size of holdings	Structure policy, Prize- and marketregulation
1960-1980	All free land and holdings to full-time and educated farmers	Exportpolicy. Protection of arable land. Limits on Urban growth.
1980-2000	Small holdings to non-farmers and free land to exp. animal farmers	Rural Policy and environmental landpolicy, (VMP1 og VMP2)
2000-	Further buffer-zones around nature-elements	Naturepolicy and biodiversity

Landscape – a historical mirror of societal demand – in property development

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2000-	More free to change farm size and buildings	Business policy and rural settlement in countryside

Landscape

-with intensive production



Landscape

-extensive farming



Landscape

- former subdivision of small farms (beg. of last century)



Landscape

- buildings in the village



Property changes in the Agricultural landscape

- The juridical-cadastral process where land in a combined process of subdivision and transfer bring agricultural land from one property to another property.
- Well-defined empirical because of connection between agricultural legislation (land policy) and legislation on subdivision.
- But not studied to understand the relation between transfer of land and landscape development (gap between landscape architects and land surveyors).
- Political sensitive question.

Property-design is building cultural landscapes

- Surveyors are doing subdivision in the countryside where land is change to new property
- Land transfer is subdivision of a piece of land from one property to be link together with another property.
- In the cadastral processes in the countryside the surveyors reconstruct the pattern of properties to – a new balance of ownership.

"Statement 1" from our research

- The governance of the property-changes in agricultural areas is very fragmented and no single authority have a comprehensive view on the local dynamics and the direction of the structure development.
- No relation from agricultural land policy to landscape policy and issues of cultural heritage.
- Rapid development with the same number of agricultural holdings.
- Profiles of expansion farmers – buying very much land – can be seen in the landscape by linking isolated governance documents

"Statement 2" from our research

When history has to be written in 50 years there message will be:

- Today's agricultural landscape is under rapidly change and reconstruction:
 - **From** an agricultural and forest landscape (protected by spatial planning and agricultural legislation)
 - **to** a "non-zoned" mix of living houses and building for other purpose than agricultural inside an industrial production landscape dominated by the power of the market and urbanization.

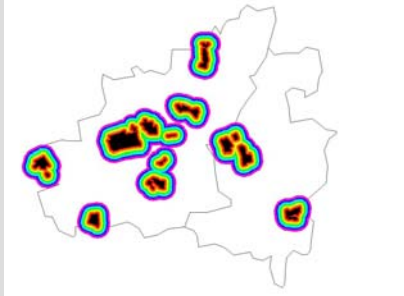
The agricultural holding legally

- Duty to manage for agriculture registered in the Cadastre on the property.
- Duty means general rules for buying and selling holdings and transfer of land between properties.
- No regulation on buildings (right to expand) changing use of existing buildings and plantation an afforestation on the property.
- No regulation of property changes to the local nature conditions – except for really big animal producers who have to follow an Environments Assessment Procedure

Rapid structure development in the countryside

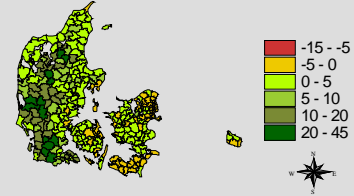
- Expanding farm-units buy land and holdings in "chains".
 - (buy a property, divide land from buildings and connect cadastral the "free and" to an existing holding in the farm unit – land transfer. Selling the reduced property with the old building and buy again.)
- Decreasing the number of holdings between 5 and 50 ha
- Increasing the number less than 5 ha.
- Increasing the number bigger than 50 ha
- The number agricultural holdings is about the same (140.000)
- Regional difference in this development

10 most expanding farm units in two municipalities 92-98



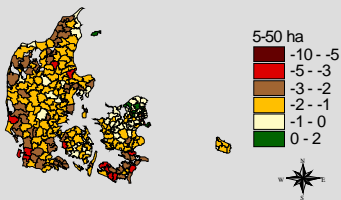
Less 5 ha

Relative change (%) in number of agricultural holdings less than 5 hectar pr. municipality in 1992-97



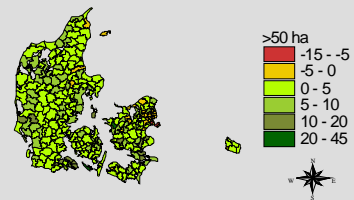
Between 5 and 50 ha

Relative change (%) in number of agricultural holdings between 5 and 50 hectar pr. municipality in 1992-97



More than 50 ha

Relative change (%) in number of agricultural holdings more than 50 hectar pr. municipality in 1992-97



Property diversity in the landscape

The agricultural holding
-The central historical
unit in the danish landscape

Urbanisation and
Industrialization over time

Marginal rural areas

- Livinghouses with out luxury on former agricultural properties
New low-income groups in the countryside
- Industrialized and specialized animal industries and plant farms
Pig-farmers and "Duth Farmers"
- Agricultural holdings without buildings
Supplementary parcels for expanding farmers
- Small agricultural holdings for parttime farming
Extensive farming on "housing parcels"
- Small agricultural holdings for housing and non-agricultural business
Entrepreneurs
- Farmholdings only with crop-production

Rural areas – on the Urban Fringe

The landscape of possibilities !

- The forest and agricultural landscape – as we have known it – is under transition from what has been known – by a pressure from a heavy urbanization- and industrialisation process.
- The main question is: Will this process continue on clear market conditions ore the experience learned from (town-)planning will get a role to play?
(zoning for the different types of agriculture)

Regional and local diversity – and potential conflicts

- No zoning between property development for housing/settlements and industrial development of agriculture
- Rural areas is in-fact “free-enterprise” zones.
- More regionalization of agriculture, housing and other business in rural areas
- Increasing competition between intensive farming and location of urbanized living in rural areas
- Increasing competition on accessible land

Question to the local landscape

- 1) How and where is industrialized agriculture to be developed?
- 2) Where has agricultural activity to be environmentally adapted?
- 3) Where has agricultural land-use to be intensified?
- 4) Where to move intensive farming out of environmentally sensitive landscapes?
- 5) How and where to locate further settlement and other business in rural areas.



5 zones for different property development in rural areas?

- 1) **Development of agricultural production** with high level of industrial production, safe investments and no further settlements.
- 2) **Environmentally adaption** of existing animal production (no further animal)
- 3) **Extensification of the agricultural land-use** in environmental sensitive areas.
- 4) **Reduction zones**. Take a way intensive farming-units and holdings and set up property-development for nature-parks, afforestation (rural lifestyle).
- 5) Development zones for further settlements and other business than agriculture in rural areas.

- Who's going to do it ? Municipalities, regional authorities ore state units?

